

EXHIBIT 1

EXHIBIT 1



702-528-2559

CO

Call Me Today !!!
702-528-2559

Home | About Us | Services | Testimonials | Contact Us | Blog | Privacy Policy | Terms of Service

Enter email address

Henderson

Real Estate

Housing Market

First Time Home

Investment

Short Sales

Buy, Sell, Rent Homes

Commercial

Golf Course Homes

Designs

MATT FARNHAM

A Winning Approach to Your Move

Matt Farnham

Realtor

Years of Experience: 6

CRPE - Certified

Advanced Property Expert

Direct: 702-528-2559

Office: 702-733-4803

Send Me

Ask Me

Visit My Website

Farm an expert in:

Henderson Real Estate

Posts Tagged 'henderson property tax'

Attention: Clark County Homeowner's ... Disagree with your new Assessed Value?

Monday, January 4th, 2010

Everyone recently recieved a title notice from the County notifying you of your new property value assesement for 2010. Below is some really good information if you aren't sure about the value or feel the value is higher than your property is truly worth. Read on ...

Property owners need to act swiftly to challenge values

The county recently mailed cards telling people of their assessed values.

Those who disagree with the assessed property value listed on the notice have until Jan. 15 to file an appeal.

The county Board of Equalization decides whether the appeals have merit.

And it sticks to the deadline.

"The deadline is statutory," said Michele Shafe, assistant county assessor. "We're not the ones that picked January 15. The Legislature did that."

Appeals filed late are sent to the district attorney's office to decide whether anything justifies the tardiness, Shafe said. Usually the deadline is upheld.

Some people have accused the county of setting the deadline right after the holidays to sneak tax assessments past residents, she said.

ASK ME A QUESTION

Do you have questions you need Answered?



Name

Email

Have a Question?



I am an expert in:

Henderson Real Estate

Company Info



Henderson Real Estate
4300 E. Sunset Pk. Suite
201
Henderson, NV
702-719-4883

National Stats

Market Trends:

▲ Avg. Home Sale: \$379,000

▲ Avg. Days on Market: 59

Tags

distressed henderson
homeowner
distressed las
vegas homeowner

first time home

buyer First time

homeowner in

Henderson first time

homeowner las vegas

first time

homeowner tax

credit first time

homeowner tax

distressed home

homeowner

bank owned

Some people have accused the county of setting the deadline right after the holidays to sneak tax assessments past residents, she said.

In truth, she said, the early deadline is designed to give counties enough time to wrap up tax-related business, including appeals, before they submit preliminary budgets in April to state tax authorities.

Anyone who wants to appeal should call the assessor's office immediately and request the proper form, said Carole Vilardo, president of the Nevada Taxpayers Association.

"Be sure you have the appeal form sent to you and make sure it's in by the deadline," Vilardo said.

When requesting the form, those seeking an appeal should explain to the worker why they think a discrepancy exists, Vilardo said.

Sometimes an assessor makes an error that can be quickly cleared up, such as listing an extra bedroom or a nonexistent swimming pool, Vilardo said.

Shafe said talking with staffers is truly in the residents' best interest.

In the spring, 4,577 property owners who appealed won a reduction in their property values; 1,452 were denied an adjustment.

Among the winners, 4,228 presented their cases to staff members, Shafe said. A representative then spoke in their behalf to the Board of Equalization.

Homeowners can expect modest savings at best.

Someone with a house worth \$100,000 might get the taxes trimmed by \$100 if the value is reduced by \$10,000 and \$300 if it's reduced by \$30,000, said Laura Fitzpatrick, county treasurer.

CLICK HERE TO READ ENTIRE ARTICLE written by Scott Wyland, Las Vegas Review-Journal

For more details about appealing your assessed values, read the booklet "Understanding Nevada's Property Tax System," published by the Nevada Taxpayers Association. It can be viewed at: <http://www.nevadataxpayers.org>

Tags: appeal my taxes, clark county property tax appeal, distressed henderson homeowner, distressed las vegas homeowner, henderson property tax, henderson tax assessment, las vegas property tax, las vegas tax assessment

Posted in Distressed Homeowners | 1 Comment »

RealEstateTV

FAQ - what's the difference between a "short sale," "foreclosure," and "REO"? Contact me and I'll be happy to explain.
37 days ago

gmail down for anyone else?
37 days ago

LeBron James is just silly good. Anyone else see that 4th Quarter performance? I love DVR!
34 days ago

2008-2009 from the conversation

2008-2009 from the conversation

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Start Your Home Search

Las Vegas Area Golf Course Homes | Short Sales in Henderson | Henderson Bank Owned Homes

- [Home](#)
- [About Me](#)
- [IRE Main Page](#)



Search



Call Me Today !!!
702-528-2559

Follow My Blog

[Home](#) // [Attention: Clark County Homeowner's ... Disagree with your new Assessed Value?](#)



Enter email address...



Henderson

Real Estate

Henderson Hot Topics

- [Housing Market](#)
- [First Time Home...](#)
- [Distressed...](#)
- [Short Sales](#)
- [Bank Owned Homes](#)
- [Investment](#)
- [Golf Course Homes](#)
- [Questions and...](#)

Market Trends:

- 📈 Ave. Home Sale: \$379,000
 - 📈 Ave. Days on Market: 69
-

I

Tags

distressed henderson homeowner distressed las vegas homeowner first time home buyer
First time homebuyer in Henderson first time home buyer in las vegas first time
homebuyer tax credit first time home buyer tax credit foreclosure henderson
bank owned homes Henderson First Time Home Buyer henderson golf
course homes henderson golf home henderson golf homes henderson homebuyer henderson home
buyer henderson housing Henderson Housing Market Henderson Real
Estate henderson real estate market henderson reo henderson short
sale Housing Market update how do i short sale investing in henderson real estate investing in las vegas real estate
las vegas bank owned homes Las Vegas First Time Home Buyer las vegas golf
home las vegas golf homes las vegas homebuyer las vegas home buyer las vegas housing Las
Vegas Housing Market Las vegas housing market update las vegas investment las vegas
real estate Las Vegas Real Estate Market las vegas reo las vegas
short sale move up buyer tax credit short sale short sale in henderson short sale in las
vegas southern nevada short sale what is a short sale

Search

**Posts Tagged 'henderson property tax'****Attention: Clark County Homeowner's ... Disagree with your new Assessed Value?**

Monday, January 4th, 2010

—
Everyone recently recieved a little notice from the County notifying you of your new property value assesment for 2010. Below is some really good information if you aren't sure about the value or



Matt Farnham
Realtor

Years of Experience: 6

CDPE - Certified Distressed Property Expert

Direct: 702-528-2559

Office: 702-719-4663

Email Me

» About Me » Visit My Website

I am an expert in:

- - Henderson Real Estate
-

Company Info



RE/MAX Associates
4350 E Sunset Rd, Suite 201
Henderson, NV
702-719-4663

national stats

feel the value is higher than your property is truly worth. Read on ...

Property owners need to act swiftly to challenge values

The county recently mailed cards telling people of their assessed values.

Those who disagree with the assessed property value listed on the notice have until Jan. 15 to file an appeal.

The county Board of Equalization decides whether the appeals have merit.

And it sticks to the deadline.

“The deadline is statutory,” said Michele Shafe, assistant county assessor. “We’re not the ones that picked January 15. The Legislature did that.”

Appeals filed late are sent to the district attorney’s office to decide whether anything justifies the tardiness, Shafe said. Usually the deadline is upheld.

Some people have accused the county of setting the deadline right after the holidays to sneak tax assessments past residents, she said.

In truth, she said, the early deadline is designed to give counties enough time to wrap up tax-related business, including appeals, before they submit preliminary budgets in April to state tax authorities.

Anyone who wants to appeal should call the assessor’s office immediately and request the proper form, said Carole Vllardo, president of the Nevada Taxpayers Association.

“Be sure you have the appeal form sent to you and make sure it’s in by the deadline,” Vllardo said.

When requesting the form, those seeking an appeal should explain to the worker why they think a discrepancy exists, Vllardo said.

Sometimes an assessor makes an error that can be quickly cleared up, such as listing an extra bedroom or a nonexistent swimming pool, Vllardo said.

Shafe said talking with staffers is truly in the residents’ best interest.

In the spring, 4,577 property owners who appealed won a reduction in their property values; 1,452 were denied an adjustment.

Among the winners, 4,228 presented their cases to staff members, Shafe said. A representative then spoke in their behalf to the Board of Equalization.

Homeowners can expect modest savings at best.

Someone with a house worth \$100,000 might get the taxes trimmed by \$100 if the value is reduced by \$10,000 and \$300 if it’s reduced by \$30,000, said Laura Fitzpatrick, county treasurer.

[CLICK HERE](#) TO READ ENTIRE ARTICLE write by Scott Wyland, Las Vegas Review-Journal

For more details about appealing your assessed values, read the booklet

“Understanding Nevada’s Property Tax System,” published by the Nevada Taxpayers Association. It can be viewed at: <http://www.nevadataxpayers.org>

Tags: [appeal my taxes](#), [clark county property tax appeal](#), [distressed henderson homeowner](#), [distressed las vegas homeowner](#), [henderson property tax](#), [henderson tax assessment](#), [las vegas property tax](#), [las vegas tax assessment](#)

Posted in [Distressed Homeowners](#) | [1 Comment](#) »

Ask Me a Question



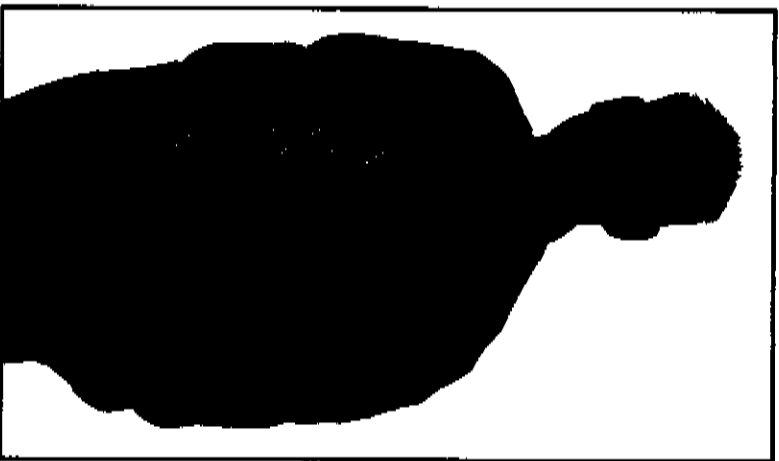
Do you have questions you need Answered?

Name

Email

Have a Question?





Matt Farnham
RealtorLV

Severe weather impacts home sales
across the nation <http://rtsmmedia.com/2010...>
8 days ago

Daylight Savings this weekend ...
Spring Forward ... set docks ahead
one hour
6 days ago

Available inventory fell below 11,000
units for the first time since July
2005. Homes under contract (C or P)

Twitter

Join the conversation

Start Your Home Search

© 2010 RealtorLV

EXHIBIT 2

EXHIBIT 2

Las Vegas Area Golf Course Homes | Short Sales in Henderson | Henderson Bank Owned Homes

- [Home](#)
- [About Me](#)
- [IRE Main Page](#)



Search

Call Me Today !!!
702-528-2559

Follow My Blog

[Home // Las Vegas / Henderson Resales Continue Surge](#)



Enter email address...



Henderson

Real Estate

Henderson Hot Topics

- [Housing Market](#)
- [First Time Home...](#)
- [Distressed...](#)
- [Short Sales](#)
- [Bank Owned Homes](#)
- [Investment](#)
- [Golf Course Homes](#)
- [Questions and...](#)



Matt Farnham
Realtor

Years of Experience: 6

CDPE - Certified Distressed Property Expert

Direct: 702-528-2559

Office: 702-719-4663

Email Me

» About Me » Visit My Website

I am an expert in:

- - Henderson Real Estate
-



Company Info



RE/MAX Associates
4350 E Sunset Rd, Suite 201
Henderson, NV
702-719-4663

national stats

Market Trends:

-  Ave. Home Sale: \$379,000
 -  Ave. Days on Market: 69
-

I**Tags**

distressed henderson homeowner distressed las vegas homeowner first time home buyer
First time homebuyer in Henderson first time home buyer in las vegas first time homebuyer
tax credit first time home buyer tax credit foreclosure henderson bank
owned homes Henderson First Time Home Buyer henderson golf course homes
henderson golf home henderson golf homes henderson homebuyer henderson home buyer henderson
housing Henderson Housing Market Henderson Real Estate henderson
real estate market henderson reo henderson short sale Housing
Market update how do i short sale investing in henderson real estate investing in las vegas real estate las vegas bank
owned homes Las Vegas First Time Home Buyer las vegas golf home las vegas
golf homes las vegas homebuyer las vegas home buyer las vegas housing Las Vegas
Housing Market Las vegas housing market update las vegas investment las vegas real
estate Las Vegas Real Estate Market las vegas reo las vegas short
sale move up buyer tax credit short sale short sale in henderson short sale in las vegas southern
nevada short sale what is a short sale

Search

« Existing Home Sales Jump 7.4% in November 2009 – Las Vegas / Henderson Market update
Las Vegas / Henderson First Time Home Buyers and “Move Up” Buyers »

Las Vegas / Henderson Resales Continue Surge

Spurred by low prices and extension of the federal tax credit, existing-home sales in Las Vegas increased 50.8 percent to 3,952 in November, Las Vegas-based Sales- Traq reported Tuesday.

It ended a seven-month streak of sales topping 4,000, but still shows strong demand for home purchases heading into the traditionally slow holiday period.

The median resale price of \$125,000 is down 27.5 percent from the same month a year ago. However, it's a \$2,000 bump from the previous month and has been hovering around \$125,000 since April.

The new-home segment continues to struggle, though November's 598 escrow closings were the highest monthly total for the year, a decrease of 1.3 percent from a year ago. Median price tumbled 19.4 percent to \$198,466, the first time it's been below \$200,000 since 2003, SalesTraq reported.

The housing research firm showed 10,459 listings for sale, less than half of the available inventory from a year ago and a 2.6-month supply at the current sales pace.

November home sales rose nationally by 7.4 percent from October and are at the highest level in nearly three years, the National Association of Realtors reported. Sales were bolstered by the \$8,000 first-time homebuyer tax credit, which was extended for the first four months of 2010 and expanded to grant a \$6,500 credit to move-up buyers.

Existing-home sales rose to a seasonally adjusted annual rate of 6.54 million units in November from 6.09 million in October. Sales rose 44 percent from the 4.54-million-unit pace in November 2008.

Locally, the avalanche of foreclosures predicted for Las Vegas has failed to materialize.

November's 1,477 foreclosures represent a 27 percent decrease from a year ago, the fifth month of the year with declining year-over-year numbers, according to SalesTraq.

December 23, 2009

By HUBBLE SMITH

[LAS VEGAS REVIEW-JOURNAL](#)

[READ ENTIRE ARTICLE](#):

<http://www.lvrj.com/business/home-resales-surge-in-month-79969307.html>

Search all Las Vegas / Henderson Property Listings - [Click Here](#) Ask Me a Question anytime right here on my blog - see right column of blog.

[Meet Matt - Click Here](#)

Tags: [henderson housing info](#), [henderson housing market update](#), [henderson real estate market](#), [las vegas housing info](#), [Las vegas housing market update](#), [Las Vegas Real Estate Market](#), [real estate market update](#)

Posted on Tuesday, December 29th, 2009 at 3:48 am and is filed under [Housing Market](#). You can follow any responses to this entry through the [RSS 2.0](#) feed. You can [leave a response](#), or [trackback](#) from your own site.

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website

EXHIBIT 3

EXHIBIT 3

reviewjournal.com **PRINT THIS**Powered by  **Clickability** **Click to Print****SAVE THIS | EMAIL THIS | Close**

Jan. 12, 2010

Copyright © Las Vegas Review-Journal

Home sales finish strong in '09

Transactions rise 37 percent in December; inventory falls below 20,000

By HUBBLE SMITH
LAS VEGAS REVIEW-JOURNAL

The Las Vegas housing market ended 2009 with a trend of declining inventory and increasing sales, December statistics from the Greater Las Vegas Association of Realtors showed.

Realtors sold 3,472 single-family homes in Las Vegas in December, a 36.9 percent increase from December 2008, the association reported.

Including condos and townhomes, home sales totaled 46,879 in 2009, compared with 28,618 the previous year. It was second only to 2004, when 71,963 homes were sold in Southern Nevada.

The median home price fell 22.3 percent to \$136,000, while inventory of homes on the market declined 11 percent to 19,707.

"Looking back, I think it's safe to say that this past decade was a challenging period for the local housing market, as well as for the Las Vegas economy," said Rick Shelton, president of the Realtors association. "I can't imagine this new decade being anything like the one we just experienced. For 2010, we're anticipating a more stable housing market."

There were 776 condo and townhome sales in December, up 70.5 percent from the same month a year ago. The median price fell 27.4 percent to \$65,300.

Forty percent of December's home sales were purchased with cash, most of them on the lower end of the market. Sixty percent were bank-owned, down from two-thirds in the beginning of the year.

Mark Stark, owner-broker of Prudential Americana in Las Vegas, said his office closed about 9,000 transactions in 2009, compared with about 6,000 in 2008.

"First of all, the tax credits are huge," Stark said of the \$8,000 rebate for first-time home buyers. "They're certainly creating a lot of buzz, so we'll see if that gets extended. The other aspect is if you look at the segment where the business is coming from, a majority is in the low end. Look at how many of those 46,000 sales were under \$100,000, and it's a big number."

Average sales price for Prudential Americana's closings dropped from \$440,000 to \$165,000 in the past 18 months, he said. Homes that once sold for \$300,000 and appreciated to \$1 million will continue to experience steep declines.

"I don't see a lot of changes for next year," Stark said. "I don't see a glut of REOs

(foreclosures) hitting the market. I see short sales increasing dramatically."

Nearly 70 percent of listings in Las Vegas are short sales, or homes offered for less than the mortgage balance, which requires bank approval.

The number of single-family homes listed for sale without pending or contingent offers rose slightly in December to 8,405, according to Realtor statistics. Condos and townhomes for sale without an offer declined to 4,576 units.

The value of all single-family homes sold through the Multiple Listing Service in December rose 9.5 percent from a year ago to nearly \$559 million.

Some of the older, established neighborhoods in Las Vegas have seen a significant rebound in prices, said Paul Bell, president-elect of the Realtors association. He specifically referred to the area around Charleston and Oakley boulevards, west of Interstate 15.

Bell had three offers on short sales over the weekend from VA buyers with \$1 down. More military retirees will come with the phased opening of the VA hospital in North Las Vegas, he said.

Statistics from the Greater Las Vegas Association of Realtors are based on data collected from the Multiple Listing Service and do not necessarily account for sale by owners, homebuilders and transactions not involving a Realtor.

Forrest Barbee, Prudential broker and GLVAR board member, predicted that 2010 will bring a "more efficient climate" for conducting short sales and loan modifications. The Home Affordability Financing Alternatives will pave the way for a more streamlined short-sale process, he said.

"Banks have not been truly motivated to work on them expeditiously and, as a result, they have taken anywhere from six months to 18 months to complete," he said. "The lengthy time frames have also led to unusually high fallout rates in those escrows."

Contact reporter Hubble Smith at hsmith@reviewjournal.com or 702-383-0491.

Find this article at:

<http://www.rnj.com/business/home-sales/finish-strong-in-09-91210477.html>



☐ Check the box to include the list of links referenced in the article.

[SAVE THIS](#) | [EMAIL THIS](#) | [Close](#)

Copyright © Las Vegas Review-Journal, 1997 - 2008

Go Green! Subscribe to the electronic Edition at www.reviewjournal.com/ee/

EXHIBIT 4

EXHIBIT 4

Type of Work: Text

Registration Number / Date:
TX0007120555 / 2010-03-29

Application Title: Home sales finish strong in '09. Transactions rise 37 percent in December; inventory falls below 20,000.

Title: Home sales finish strong in '09. Transactions rise 37 percent in December; inventory falls below 20,000.

Description: Print material, 2 p.

Copyright Claimant: Righthaven LLC, Transfer: By written agreement.

Date of Creation: 2010

Date of Publication:
2010-01-12

Nation of First Publication:
United States

Authorship on Application:
Stephens Media LLC, employer for hire; Domicile: United States; Citizenship: United States. Authorship: text.

Rights and Permissions:
Chief Operating Officer, Righthaven LLC, 9960 West Cheyenne Avenue, Suite 210, Las Vegas, NV, 89129-7701, United States, (702) 527-5900, dbrownell@righthaven.com

Copyright Note: C.O. correspondence.

Names: Stephens Media LLC
Righthaven LLC

EXHIBIT 5

EXHIBIT 5

Enter email address

Henderson

1991-2000

Engel, J. C. & H. C. Muller. 1998. *Field Guide to Reptiles and Amphibians*, 3rd ed. Houghton Mifflin, Boston, Massachusetts. 450 pp.

Do you have questions you need Answered?

Name _____

Email

Have a Question?



Mod. Farmhouse Reader

Years of Experience

**CDPE - Certified
Disaster Property Engineer**

David 703.528.2650

OTHER 702-747-9893

Environ Monit Assess

Abstract

VIEWPOINT

I am an expert in:

Handerson Roof Eaten

« **Buying a Bank Owned (REO) Home in Las Vegas / Henderson, NV**
Feds suspend anti-flipping rule! Great news for Buyers and investors in Las Vegas / Henderson!

Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009

TRANSACTIONS RISE 37% IN DECEMBER, INVENTORY FALLS BELOW 20,000

The Las Vegas housing market ended 2009 with a trend of declining inventory and increasing sales. December statistics from the Greater Las Vegas Association of Realtors showed:

Realtors sold 3,472 single-family homes in Las Vegas in December, a 36.9 percent increase from December 2008, the association reported.

Including condos and townhomes, home sales totaled 46,879 in 2009, compared with 28,618 the previous year. It was second only to 2004, when 71,963 homes were sold in Southern Nevada.

The median home price fell 22.3 percent to \$136,000, while inventory of homes on the market declined 11 percent to 19,707.

"Looking back, I think it's safe to say that this past decade was a challenging period for the local housing market, as well as for the Las Vegas economy," said Rick Shelton, president of the Realtors association. "I can't imagine this new decade being anything like the one we just experienced. For 2010, we're anticipating a more stable housing market."

There were 776 condo and townhome sales in December, up 70.5 percent from the same month a year ago. The median price fell 27.4 percent to \$85,300.

Forty percent of December's home sales were purchased with cash, most of them on the lower end of the market. Sixty percent were bank-owned, down from two-thirds in the beginning of the



I am an expert in:

Henderson Real Estate

Company Info



REMAX Associates
4350 E. Sahara Rd, Suite
201
Henderson, NV
702-712-4803

national stats

Market Trends

▲ New Home Sales 5378000

▲ New Cars on Market 89

Tags

distressed henderson
homeowner

distressed las
vegas homeowner

first time home

buyer first time

homebuyer in

Henderson first time

home buyer in las vegas

first time

homebuyer tax

credit first time

home buyer tax

credit henderson

henderson

Forty percent of December's home sales were purchased with cash, most of them on the lower end of the market. Sixty percent were bank-owned, down from two-thirds in the beginning of the year.

Mark Stark, owner-broker of Prudential Americana in Las Vegas, said his office closed about 9,000 transactions in 2009, compared with about 6,000 in 2008.

"First of all, the tax credits are huge," Stark said of the \$8,000 rebate for first-time home buyers. "They're certainly creating a lot of buzz, so we'll see if that gets extended. The other aspect is if you look at the segment where the business is coming from, a majority is in the low end. Look at how many of those 48,000 sales were under \$100,000, and it's a big number."

READ ENTIRE ARTICLE WRITTEN BY HUBBLE SMITH, LAS VEGAS REVIEW JOURNAL - Click [here](#)

Published January 12, 2009

Please contact me directly with any questions about this information or any other questions you have about the real estate market.

(702) 528-2558 - cell

MattFarnham@remax.net - email

www.MattFarnham.com - web

Tags: buying a home in henderson, buying a home in las vegas, henderson bank owned homes, Henderson First Time Home Buyer, henderson housing, Henderson Real Estate, henderson reo, henderson short sale, Housing Market update, las vegas bank owned homes, Las Vegas First Time Home Buyer, las vegas housing, las vegas real estate, las vegas reo, las vegas short sale

Posted on Thursday, January 14th, 2010 at 12:17 pm and is filed under Housing Market. You can follow any responses to this entry through the RSS 2.0 feed. You can leave a response, or trackback from your own site.

One Response to "Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009"



Tweets that mention Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009 -- Topey.com says:
January 14, 2010 at 10:32 pm

[...] This post was mentioned on Twitter by Matt Farnham and Barbara Zucker, Inside Real Estate. Inside Real Estate said: Real Estate Update: Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009 <http://ow.ly/16t15m> [...]

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website

FEDS SUSPEND ANTI-FLIPPING RULE! Great news for buyers and investors! New blog: <http://tinyurl.com/y8crp...>
61 days ago

GREAT day of football Who else wants to see Favre vs Manning in the Super Bowl ... that would be awesome!
60 days ago

New blog post: Can loan

Start Your Home Search

RECENTLY ASKED QUESTIONS

ARCHIVES

February 2010
January 2010

MARKET RECAP

4 New Listings
4 days on market

Las Vegas Area Golf Course Homes | Short Sales in Henderson | Henderson Bank Owned Homes

- [Home](#)
- [About Me](#)
- [IRE Main Page](#)



Search

Call Me Today !!!
702-528-2559

Follow My Blog

[Home // Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009](#)



Enter email address...

Henderson

Real Estate

Henderson Hot Topics

- [Housing Market](#)
- [First Time Home...](#)
- [Distressed...](#)
- [Short Sales](#)
- [Bank Owned Homes](#)
- [Investment](#)
- [Golf Course Homes](#)
- [Questions and...](#)



Matt Farnham
Realtor

Years of Experience: 6

CDPE - Certified Distressed Property Expert

Direct: 702-528-2559

Office: 702-719-4663

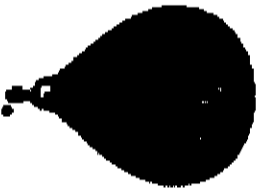
Email Me

» About Me » Visit My Website

I am an expert in:

- - Henderson Real Estate
-



Company Info



RE/MAX Associates
4350 E Sunset Rd, Suite 201
Henderson, NV
702-719-4663

national stats

Market Trends:

-  Ave. Home Sale: \$379,000
 -  Ave. Days on Market: 69
-

1

Tags

distressed henderson homeowner distressed las vegas homeowner first time home buyer
First time homebuyer in Henderson first time home buyer in las vegas first time homebuyer
tax credit first time home buyer tax credit foreclosure henderson bank
owned homes Henderson First Time Home Buyer henderson golf course homes
henderson golf home henderson golf homes henderson homebuyer henderson home buyer henderson
housing Henderson Housing Market Henderson Real Estate henderson
real estate market henderson reo henderson short sale Housing
Market update how do i short sale investing in henderson real estate investing in las vegas real estate las vegas bank
owned homes Las Vegas First Time Home Buyer las vegas golf home las vegas
golf homes las vegas homebuyer las vegas home buyer las vegas housing Las Vegas
Housing Market Las vegas housing market update las vegas investment las vegas real
estate Las Vegas Real Estate Market las vegas reo las vegas short
sale move up buyer tax credit short sale short sale in henderson short sale in las vegas southern
nevada short sale what is a short sale

Search



« Buying a Bank Owned (REO) Home in Las Vegas / Henderson, NV
Feds suspend anti-flipping rule! Great news for Buyers and Investors in Las Vegas / Henderson! »

Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009

TRANSACTIONS RISE 37% IN DECEMBER, INVENTORY FALLS BELOW 20,000

The Las Vegas housing market ended 2009 with a trend of declining inventory and increasing sales, December statistics from the Greater Las Vegas Association of Realtors showed.

Realtors sold 3,472 single-family homes in Las Vegas in December, a 36.9 percent increase from December 2008, the association reported.

Including condos and townhomes, home sales totaled 46,879 in 2009, compared with 28,618 the previous year. It was second only to 2004, when 71,963 homes were sold in Southern Nevada.

The median home price fell 22.3 percent to \$136,000, while inventory of homes on the market declined 11 percent to 19,707.

"Looking back, I think it's safe to say that this past decade was a challenging period for the local housing market, as well as for the Las Vegas economy," said Rick Shelton, president of the Realtors association. "I can't imagine this new decade being anything like the one we just experienced. For 2010, we're anticipating a more stable housing market."

There were 776 condo and townhome sales in December, up 70.5 percent from the same month a year ago. The median price fell 27.4 percent to \$65,300.

Forty percent of December's home sales were purchased with cash, most of them on the lower end of the market. Sixty percent were bank-owned, down from two-thirds in the beginning of the year.

Mark Stark, owner-broker of Prudential Americana in Las Vegas, said his office closed about 9,000 transactions in 2009, compared with about 6,000 in 2008.

"First of all, the tax credits are huge," Stark said of the \$8,000 rebate for first-time home buyers.

"They're certainly creating a lot of buzz, so we'll see if that gets extended. The other aspect is if you look at the segment where the business is coming from, a majority is in the low end. Look at how many of those 46,000 sales were under \$100,000, and it's a big number."

READ ENTIRE ARTICLE WRITTEN BY HUBBLE SMITH, LAS VEGAS REVIEW JOURNAL – [Click here](#)

Published January 12, 2009

Please contact me directly with any questions about this information or any other questions you have about the real estate market.

(702) 528-2559 - cell

MattFarnham@remax.net – email

www.MattFarnham.com – web

Tags: [buying a home in henderson](#), [buying a home in las vegas](#), [henderson bank owned homes](#),

[Henderson First Time Home Buyer](#), [henderson housing](#), [Henderson Real Estate](#), [henderson reo](#),

[henderson short sale](#), [Housing Market update](#), [las vegas bank owned homes](#), [Las Vegas First Time](#)

[Home Buyer](#), [las vegas housing](#), [las vegas real estate](#), [las vegas reo](#), [las vegas short sale](#)

Posted on Thursday, January 14th, 2010 at 12:17 pm and is filed under [Housing Market](#). You can follow any responses to this entry through the [RSS 2.0](#) feed. You can [leave a response](#), or [trackback](#) from your own site.

One Response to “Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009”



1. [Tweets that mention Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009 -- Topsy.com](#) says:
[January 14, 2010 at 10:32 pm](#)

[...] This post was mentioned on Twitter by Matt Farham and Barbara Zucker, Inside Real Estate. Inside Real Estate said: Real Estate Update: Las Vegas / Henderson Real Estate Update: Home Sales finish strong in 2009 <http://ow.ly/16l15m> [...]

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website



Type the two words:



Ask Me a Question



Do you have questions you need Answered?

Name

Email

Have a Question?